

## XV. RECREATION

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XV. RECREATION—</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## SUMMARY

*This review suggests that no potentially significant impact on recreation would occur from the proposed project. Therefore, no additional evaluation of recreation will be included in the EIR.*

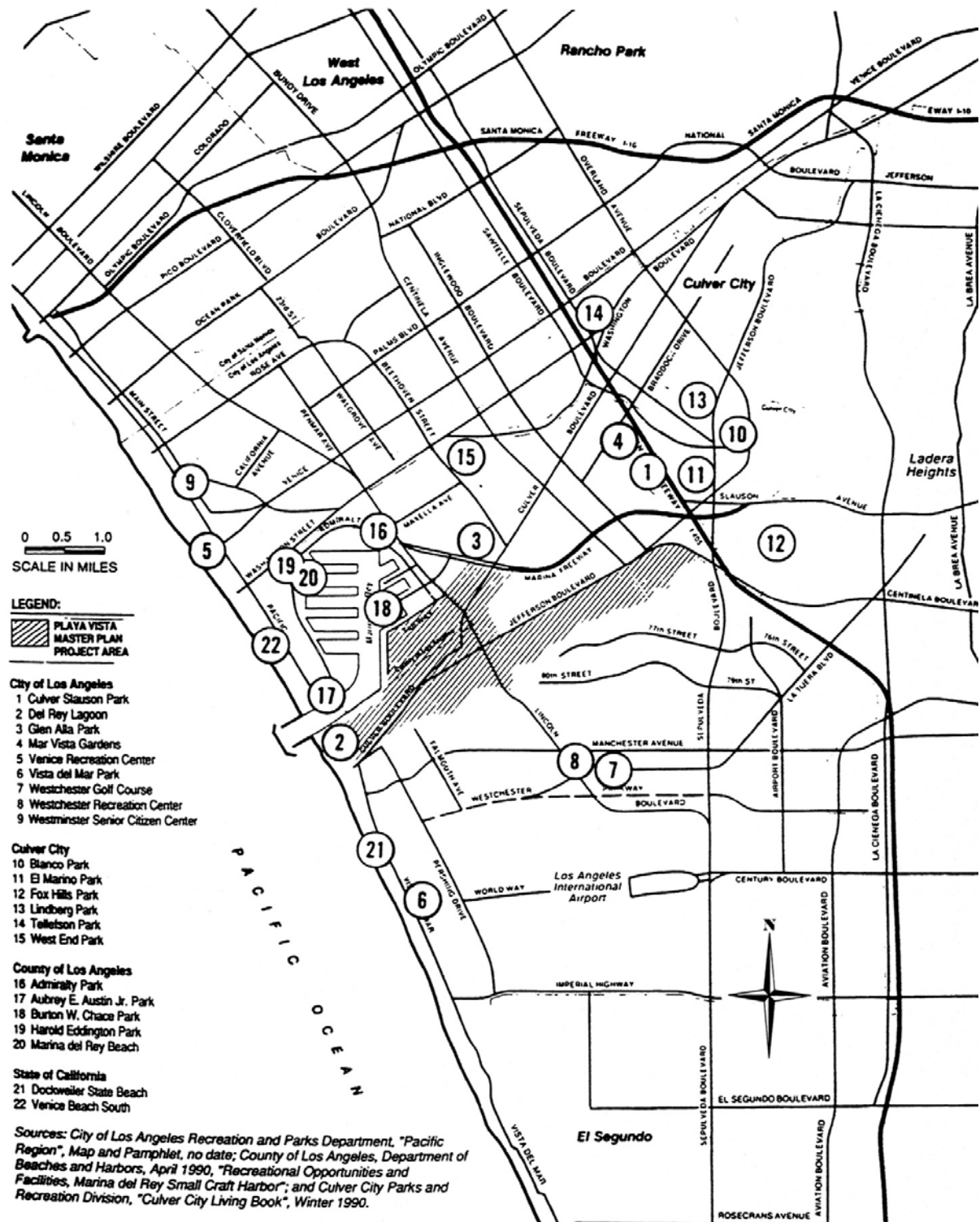
## IMPACTS ANALYSIS

### **SALE AND DEVELOPMENT OF THE PLAYA DEL REY AND MARINA DEL REY LOTS**

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

The City of Los Angeles is served by a wide variety of regional and local parks and recreation areas (Chambers, 2000). Residents also have access to state and county parks and recreational facilities. Provision of park and recreational space within the City of Los Angeles is estimated to be approximately 1.7 acres per 1,000 people. Los Angeles County provides approximately 1.6 acres of park and recreational space per 1,000 people. The Public Recreation Plan, a component of the Service Systems Element of the City of Los Angeles General Plan provides standards for the development of recreational facilities throughout the City. Long-range planning goals include the provision of four acres of parkland per 1,000 people. Short- and intermediate-range planning goals include the provision of a minimum of two acres of parkland per 1,000 people (Chambers, 2000).

There are nine city parks located within an approximately 2-mile radius of the project area (Chambers, 2000) (see Figure XV-1). Parks and Recreation facilities operated by the City of Los Angeles include the Del Rey Lagoon, Westchester Recreation Center, and Westchester Golf Course. The City's Department of Parks and Recreation maintains



SOURCE: Environmental Science Associates

SCG Valuation and Sale of Surplus Property at Playa del Rey and Marine del Rey Project / 202639 ■

**Figure XV-1**  
City Parks in the Proximity of the Project Area

approximately 15,600 acres of parkland. Dockweiler State Beach, operated by the State Parks and Recreation Department, is located approximately one mile southwest of the proposed project, and the planned Kenneth Hahn State Recreation Area (KHSRA) is also near the proposed project. The MDR small craft harbor, operated by the Los Angeles County Department of Beaches and Harbors, provides a number of boating and water-related recreational opportunities.

None of the MDR or PDR lots have been historically used by the public for access to other property or for other public uses such as parks. The lots proposed for sale are undeveloped and many are currently landscaped and maintained by SCG. From time to time, individuals may have intentionally trespassed upon the property; however, SCG visits these properties regularly, and there is no evidence of open and notorious use over time that could result in the public believing the properties are available for public use. The lots are private property and any use by local residents is unauthorized.

If the owner of the surface rights develops the lots in the future, all development would be required to be in accordance with local policy and subject to review by the City and County of Los Angeles. Based on population and housing information (see Section XIII, *Population and Housing*), and assuming that single-family homes were developed on the available 30 single-family residential-zoned lots and multi-family homes were developed on 6 lots, a maximum population increase of approximately 175 persons would be expected. Because the City does not currently meet its standard for parkland (two acres per 1,000 residents), the addition of these residents would incrementally add to the existing parkland deficiency. Future developers would be required to either provide adequate parkland or pay an equivalent fee that would allow the City and County of Los Angeles to buy land for parks. Even so, the impacts to existing neighborhood and regional parks or other recreational facilities is less than significant as none of the properties are currently designated for recreational use and substantial physical deterioration of park or recreational facilities is not expected to occur.

**b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

If the sites were developed, the development would have a less than significant impact on recreation and the environment. The City and County of Los Angeles would determine any impacts to the park system during their review of any proposed development on the sites. A determination of impacts from the development of the sites would be made at the time individual applications for development are processed with the City. These conditions imposed on the future developer would be required and would not be considered mitigation.